

SELECTMEN  
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**Mashpee Planning Board  
Minutes of Meeting  
November 4, 2015 at 7:00 p.m.  
Waquoit Meeting Room, Mashpee Town Hall  
Approved 11/18/15**

**Planning Board Members Present:** Chairman Mary Waygan, Dennis Balzarini, Joe Cummings,  
David Kooharian, Robert (Rob) Hansen  
**Also Present:** Tom Fudala-Town Planner  
**Absent:** George Petersen

**CALL TO ORDER**

The Town of Mashpee Planning Board meeting was opened with a quorum in the Waquoit Meeting Room at Mashpee Town Hall by Chairman Waygan at 7:00 p.m. on Wednesday, November 4, 2015. The Pledge of Allegiance was recited. The Chair announced that there would be a Town sponsored Veteran's Day celebration at 10 a.m. on Wednesday, November 11 across the street from Town Hall. The Chair also noted that Town Meeting went well with all Zoning Articles passed, funding was expected for the archival of paper records and the hiring of the Assistant Town Planner was approved. The Chair reported that she had been invited to sit on the search committee to fill the position. Mr. Fudala announced that he had been selected as Employee of the Month.

**APPROVAL OF MINUTES—September 16, 2015 & October 7, 2015**

Mr. Fudala requested that Mr. Kooharian's name be removed from the September 16 minutes in reference to the Mashpee Commons walk through the woods as he had participated in a walk at another time.

**MOTION:** Mr. Balzarini made a motion to accept the minutes of September 16<sup>th</sup> as amended. Mr. Kooharian seconded the motion. All voted unanimously.

**MOTION:** Mr. Balzarini made a motion to accept the minutes of October 7<sup>th</sup> as presented. Mr. Kooharian seconded the motion. All voted unanimously.

**PUBLIC HEARINGS**

**7:10 Applicant:** SGFS Realty Trust / John Slavinsky et. al. Trustees  
**Location:** 424 Whittings Road (845 Falmouth Road), Assessors' Map 87, Block 7  
**Request:** Definitive Plan approval for 3-lot cluster subdivision (continued from 9-2-15)  
**ALSO:** Request for waiver of Review and Inspection fees.

**7:10 Applicant:** SGFS Realty Trust / John Slavinsky et. al. Trustees  
**Location:** 424 Whittings Road (fronts on Falmouth Road), Assessors' Map 87, Block 7  
**Request:** Special Permit approval for 3-lot cluster subdivision (continued from 9-2-15)

Chairman Waygan read for the record the public hearing notices. A November 4 letter had been received from Matt Costa on behalf of the applicant requesting a continuance to the next public hearing. Mr. Fudala explained that a draft easement was needed for the driveway, with a conservation restriction.

**MOTION:** Mr. Balzarini made a motion to continue both public hearings for SGFS Realtor's Trust to November 18 at 7:10 p.m. Mr. Kooharian seconded the motion. All voted unanimously.

## **RELEASE OF ROAD COVENANTS**

**Applicant:** Bill Roberts, Repurpose Properties LLC

**Location:** Assessors' Map 21, Blocks 33 & 60 (12 Cypress Circle & 35 Fox Hill Road)

**Request:** Release of Road Covenants, decision on road construction to be required for release

Mr. Fudala confirmed that Mr. Rowley had not heard back from Mr. Roberts. The Chair requested that Mr. Fudala contact Mr. Roberts to find out if he wished the matter to be heard by the Planning Board, otherwise it would be taken off the agenda. Mr. Fudala will contact Mr. Rowley for the contact information.

## **Discussion on status of parking plan and Special Permit site plan at 168 Industrial Drive**

Mr. Fudala provided Board members with an email between the building owners and Charlie Maintainis at the Building Department. No work has been completed so far.

## **Planning Board signature of Town Road Taking Plans**

- 1) Sunset Strip, Noisy Hole Road (part), Claulise Lane & Wilann Road
- 2) Anthony's Way

The road takings were approved at Town Hall. Board members signed the plans.

## **BOARD ITEMS**

### **Old Business**

**Design Review Committee-**Mr. Cummings reported that signage for the coffee business, now under new management, was considered. Numbering and illumination was needed. Consideration of Tribal signage was postponed. Two digital signs were requested that were larger than what was permitted. The matter was being reviewed by Town Counsel.

**Community Preservation Committee-**Chairman Waygan reported that the Planning Board and Conservation Commission submitted an application to fund a foot trail and bridge over the Quashnet River, creating a path between Mashpee Commons and the high school. The next CPC meeting would be November 10 and Mr. Balzarini and Mr. Cummings agreed to attend the meeting if needed, along with a member of the Conservation Commission. The Chair will forward a copy of the application. Mr. Fudala recommended that Mr. Rowley also attend.

**Environmental Oversight Committee-**Mr. Cummings reported that the EOC discussed the Articles being considered. There was also discussion about a letter being sent to landscape professionals on Cape regarding the nitrogen fertilizer bylaw. Also, although the Town was rejected for federal funds for the shellfish project, the Tribe had received funds that would assist with the project, in addition to the funds voted at Town Meeting.

**Historic District Commission-** There was no meeting

**MMR Military Civilian Community Council-Update of MMR Joint Land Use**

**Study-** There was no meeting

**Report on Status of Greenway Project-**Mr. Fudala reported that the Town Insurance Agent objected to the Town signing a license agreement with Mashpee Commons, although the Town Manager and Town Counsel have approved it.

### **New Business**

**C. Rowley October 2015 Invoices-**Invoices were received in the amounts of \$285 for Southport, \$670 for regular Planning Board work and \$332.50 for the Quashnet River Bridge.

**MOTION:** Mr. Balzarini made a motion to approve the three invoices for \$285, \$670 and

**\$332.50. Mr. Kooharian seconded the motion. All voted unanimously.**

**Waterways Licenses**

-David Jaye, 40 Popponesset Island Road, to construct pier, ramp & float in Popponesset Bay

**CORRESPONDENCE**

-Cape Cod Commission Public Hearing Notice, Mashpee Comprehensive Wastewater & Nitrogen Management Plan, November 10, 5:00 p.m. at CCC

-SouthCape Village WWTP September monitoring report - N=3.9

-New Seabury Covenant Release-Mr. Fudala announced that New Seabury was seeking a covenant release for Phase II, The Cottages. Mr. Rowley will inspect the site and report back at the next meeting.

-911 Coordinator Request-The 911 Coordinator has requested the renaming of a Mashpee Commons driveway to Storrs Road.

**ADJOURNMENT**

**MOTION: Mr. Balzarini made a motion to adjourn. Mr. Kooharian seconded the motion. All voted unanimously. The meeting adjourned at 7:45 p.m.**

Respectfully submitted,

Jennifer M. Clifford  
Board Secretary

**LIST OF DOCUMENTS**

-Email Correspondence between Mashpee Building Department and 168 Industrial Drive

-Leading the Way on the Cape

